



## DULLES CORNER III

13880 Dulles Corner Lane | Herndon, VA

### AVAILABILITY

Suite 100 - 17,392 sf

Suite 350 - 10,532 sf

Suite 450 - 15,145 sf

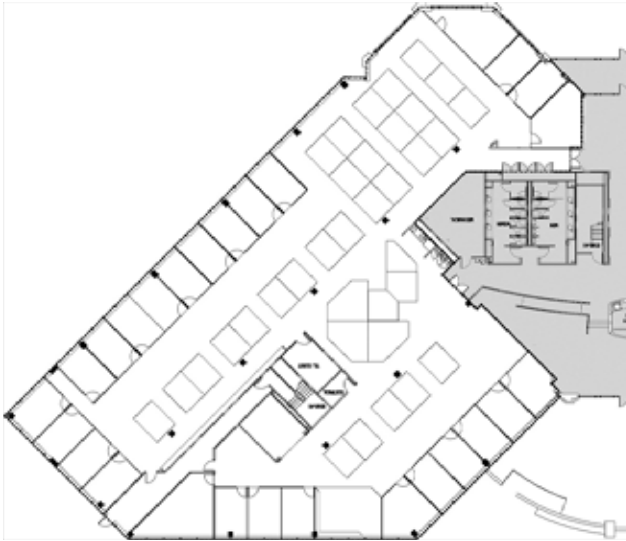
- Energy Star rated, U.S. Green Building Council Member
- State-of-the-art safety, mechanical and electrical systems
- Shuttle to Washington Dulles International Airport provided by the Hyatt and Westin Hotels
- Property features rich landscapes, fountains, walking paths and outdoor dining spaces
- Parking available at 3.15/1,000 sf



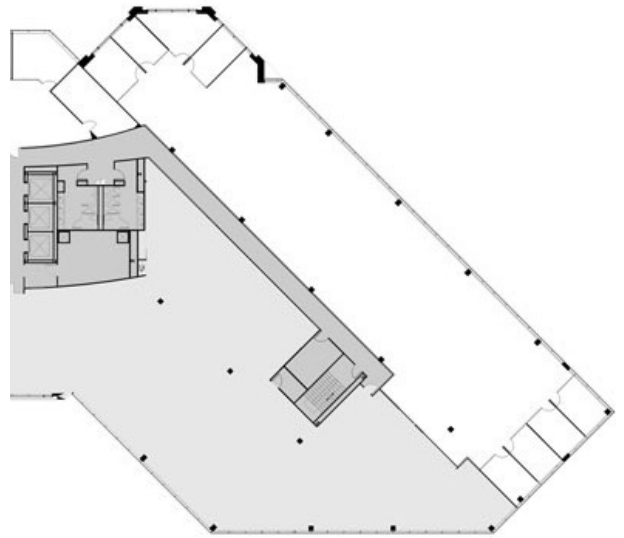
## something more

- Tenant-only fitness facility with state-of-the-art equipment (coming soon)
- 2 quality hotels (Hyatt and Westin) and 2 extended stay hotels (Sheraton and Hyatt Place)
- Full Service Restaurants (Element Restaurant-Hyatt/Padella - Westin)
- Dulles Corner Conference Facility
- Hotel Conference Rooms/Meeting Rooms
- Hotel Shuttle to Washington Dulles Airport
- Sophie's Deli
- Dulles Corner Deli
- Play & Learn Day Care Facility
- Spices & Beyond Restaurant
- Central Park Deli

Suite 100 - 17,392 sf



Suite 350 - 10,532 sf



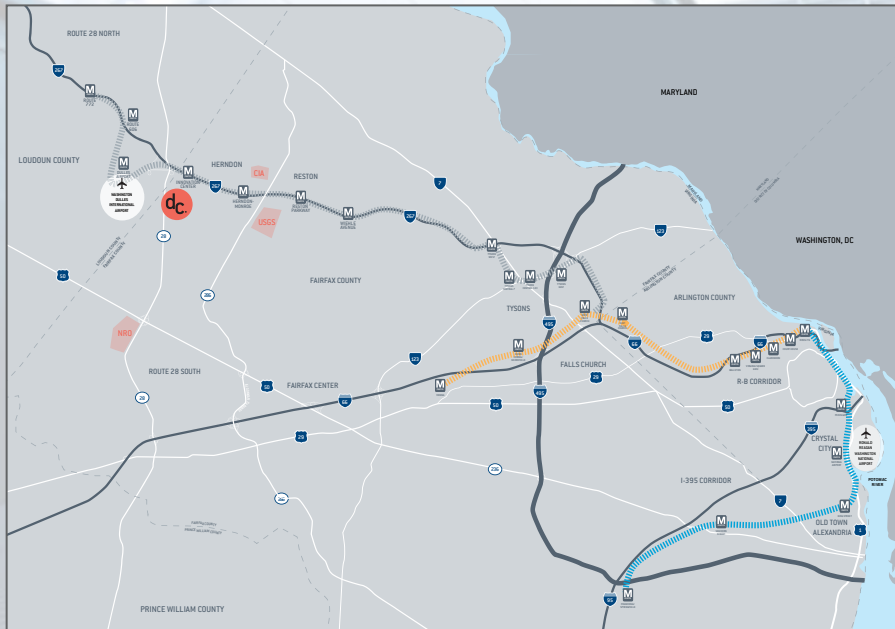
Suite 450 - 15,145 sf



floor plans

# When you're here, you're there.

Dulles Corner is well positioned as a prime place of business for Northern Virginia. Located directly across from Dulles International Airport for convenience beyond compare.



## location map

### LEASING INFORMATION

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